

**ZB# 03-50**

**Robert Vasta**

**75-4-5**

ZBA #03-50 ROBERT VASTA AREA  
300 STEPHENSON LN (KUPRYCH) 75-4-5

ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, N.Y. 12553

*Granted 11-24-03*

562-6011 Kuprych

LOT N<sup>o</sup> 4 BLOCK E

N//  
SANDROFF

LIBER 2463

PAGE III

SHED

S 27° 49' 22" W

115.11

RAIL FENCE

SHED

LOT N<sup>o</sup> 5 BLOCK E

AREA: 0.305 ACRES

96.31'

LOT N<sup>o</sup> 6 BLOCK E

N//  
SULLIVAN

LIBER 2137 PAGE 256

120.00

S 62° 44' 46" E

15.7

1 STORY FRAME

WALK

B.  
T.  
D  
R  
I  
V  
E

30.2

46.9

N 59° 24' 52" W

L: 38.06

R 25.00

N 27° 49' 22" E 84.31

LINE

STEPHENSON

LANE

## CERTIFIED TO:

ROBERT G. VASTA & JENNIFER E. VASTA  
 KAR-VIN ABSTRACT CORP.  
 LAWYERS TITLE INSURANCE CORPORATION  
 M & T MORTGAGE CORPORATION ITS SUCCESSORS  
 AND OR ASSIGNS  
 JOSEPH F. LUISI & LOUISE J. LUISI

LOT N<sup>o</sup> 5 BLOCK E  
 PORTION OF FM # 3169



MAP OF SURVEY  
 FOR

\* LOT N<sup>o</sup> 5 BLOCK E

WINDSOR COUNTRY CLUB EST

SCALE 1" = 15'

DATE 11/19/97

TOWN OF NEW WINDSOR

ORANGE COUNTY, NEW YORK



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## OFFICE OF THE ZONING BOARD OF APPEALS

March 15, 2004

Mr. Robert Vasta (or Present Owner of)  
300 Stephenson Lane  
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #03-50 (75-4-5)

Dear Mr. Vasta or Present Owner:

Please find enclosed two copies of the Formal Decision for your case before the Zoning Board of Appeals. Please keep these copies in your records for future reference if needed.

If you are in need of any further assistance or have any questions in this matter, please feel free to contact me at the above number.

Very truly yours,

A handwritten signature in cursive script that reads "Myra Mason". The signature is written in dark ink and is positioned above a horizontal line.

Myra Mason, Secretary to the  
NEW WINDSOR ZONING BOARD

MLM:mlm

cc: Michael Babcock, Building Inspector

NEW WINDSOR ZONING BOARD OF APPEALS

SBL: 75-4-5

In the Matter of the Application of

MEMORANDUM OF  
DECISION GRANTING

**ROBERT VASTA**

**AREA**

CASE #03-50

**WHEREAS, Robert Vasta** , owner(s) of 300 Stephenson Lane, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an Request for 13 ft. Rear Yard Setback for proposed pool deck (Section 48-12 Use/Bulk Tables R-4 zone Column G-8) at 300 Stephenson Lane in an R-4 zone and;

**WHEREAS**, a public hearing was held on November 24<sup>th</sup>, 2003 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

**WHEREAS**, the Applicant appeared on behalf of this Application; and

**WHEREAS**, there was one spectator appearing at the public hearing; and

**WHEREAS**, that person spoke in favor of the Application; and

**WHEREAS**, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

**WHEREAS**, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. The Evidence presented by the Applicant showed that:
  - (a) The property is a residential property located in a neighborhood of residential properties.
  - (b) The applicant seeks to place a deck between the existing pool and patio.
  - (c) If permitted, the applicant will not create any water hazards or runoffs or the diversion, ponding or collection of water in constructing the process.

- (d) The applicant will not be removing any trees or substantial vegetation.
- (e) The applicant will not build the proposed deck on top of any casements.
- (f) The deck that the applicant seeks to build is similar in size and appearance to the other decks in the neighborhood. The deck will be equipped with self-closing self-latching gates.

**WHEREAS,** The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance(s) will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant that can produce the benefits sought.
3. The variance(s) requested are substantial in relation to the Town regulations but, nevertheless, are warranted.
4. The requested variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but, nevertheless, should be allowed.
6. The benefit to the Applicant, if the requested variance(s) are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are/is appropriate and are/is the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variance(s).

**NOW, THEREFORE, BE IT**

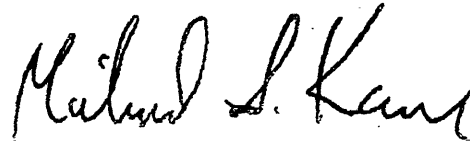
**RESOLVED,** that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a Request for 13 ft. Rear Yard Setback for proposed pool deck (Section 48-12 Use/Bulk Tables R-4 zone Column G-8) at 300 Stephenson Lane in an **R-4 zone** as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.



**BE IT FURTHER**

**RESOLVED**, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and/or Building Inspector and Applicant.

Dated: November 24, 2003

A handwritten signature in black ink, appearing to read "Michael S. Kaur". The signature is written in a cursive, flowing style.

---

Chairman

**OFFICE OF THE BUILDING INSPECTOR  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK**

**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4615 TO  
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

**DATE: 8/29/03**

**APPLICANT: Robert & Jennifer Vasta  
300 Stephenson Lane  
New Windsor, NY 12553**

**COPY**

**PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 8/27/03**

**FOR : Attached Pool Deck**

**LOCATED AT: 300 Stephenson Lane**

**ZONE: R-4      Sec/Blk/ Lot: 75-4-5**

**DESCRIPTION OF EXISTING SITE:**

**IS DISAPPROVED ON THE FOLLOWING GROUNDS: 48-12 Use/Bulk Tables R-4 zone Column G-8**

**1. 40' Rear yard required. Proposed pool deck attached to house deck will be 27ft from the rear property line. A variance of 13ft is required.**

  
**BUILDING INSPECTOR**

PERMITTED

PROPOSED OR  
AVAILABLE:

VARIANCE  
REQUEST:

ZONE: R-4      USE:

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

REQ'D TOTAL SIDE TD:

REQ'D REAR YD:      40ft

27ft

13ft

REQ'D FRONTAGE:

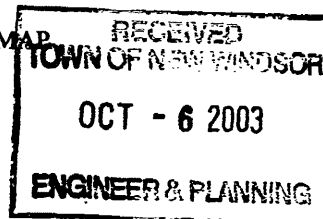
MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP



APPROVED

03-50

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS  
IMPORTANT  
YOU MUST GO FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and percolation test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

RECEIVED

AUG 27 2003

BUILDING DEPARTMENT

FOR OFFICE USE ONLY:  
Building Permit #: 2003-1095

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS  
REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises ROBERT G. & JENNIFER E. VASTA

Address 300 STEPHENSON LANE Phone # 565-7852

Mailing Address NEW WINDSOR Fax # \_\_\_\_\_

Name of Architect \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Name of Contractor STEVE KUPRYCH Remodeling Co.

Address 279 WINDSIE HAVY Phone 562-6011

State whether applicant is owner, lessee, agent, architect, engineer or builder Builder

If applicant is a corporation, signature of duly authorized officer \_\_\_\_\_  
(Name and title of corporate officer)

1. On what street is property located? On the EAST side of STEPHENSON LANE  
and CORNER OF (N, S, E or W) feet from the intersection of KEATS DR.

2. Zone or use district in which premises are situated A1 Is property a flood zone? Y N X

3. Tax Map Description: Section 75 Block 4 Lot 5

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy Single Fam. b. Intended use and occupancy Same

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other

6. Is this a corner lot? Yes

7. Dimensions of entire new construction. Front 11' 13' Depth ABOVE GROUND Height Pool Deck No. of stories \_\_\_\_\_

8. If dwelling, number of dwelling units: \_\_\_\_\_ Number of dwelling units on each floor \_\_\_\_\_

Number of bedrooms \_\_\_\_\_ Baths \_\_\_\_\_ Toilets \_\_\_\_\_ Heating Plant: Gas \_\_\_\_\_ Oil \_\_\_\_\_  
Electric/Hot Air \_\_\_\_\_ Hot Water \_\_\_\_\_ If Garage, number of cars \_\_\_\_\_

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use \_\_\_\_\_

10. Estimated cost 2,000.00 Fee 50.00

cn # 6096

**PAID**

8.26.03  
date

APPLICATION FOR BUILDING PERMIT  
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK  
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock  
Asst. Inspectors: Frank Liel & Louis Kryshear  
New Windsor Town Hall  
555 Union Avenue  
New Windsor, New York 12553  
(845) 563-4818  
(845) 563-4885 FAX

Bldg Insp Examined \_\_\_\_\_  
Fire Insp Examined \_\_\_\_\_  
Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_  
Permit No. \_\_\_\_\_

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detail description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used as installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of properties herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

(Signature of Applicant)

(Address of Applicant)

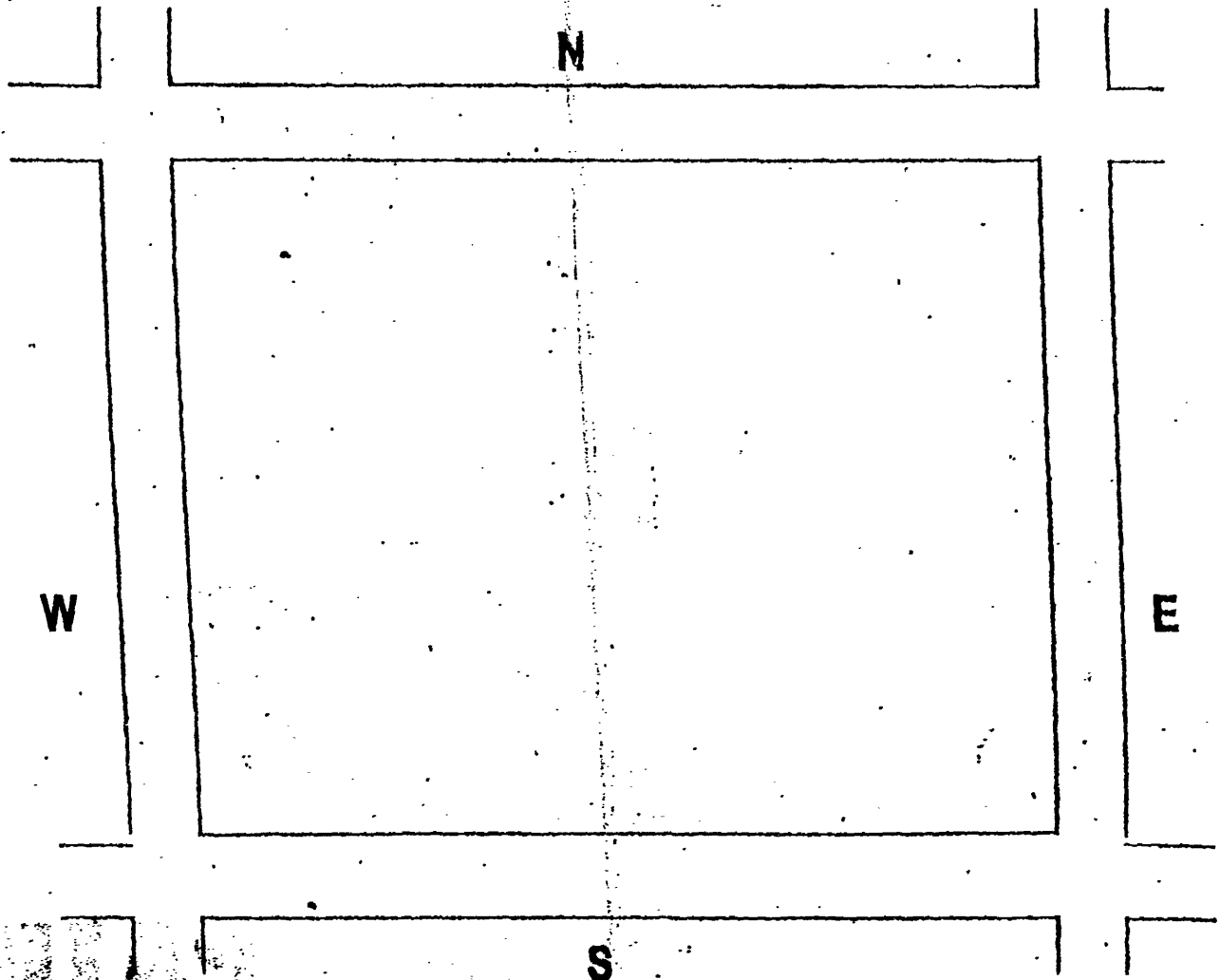
279 WINDSOR HWY NEW WINDSOR

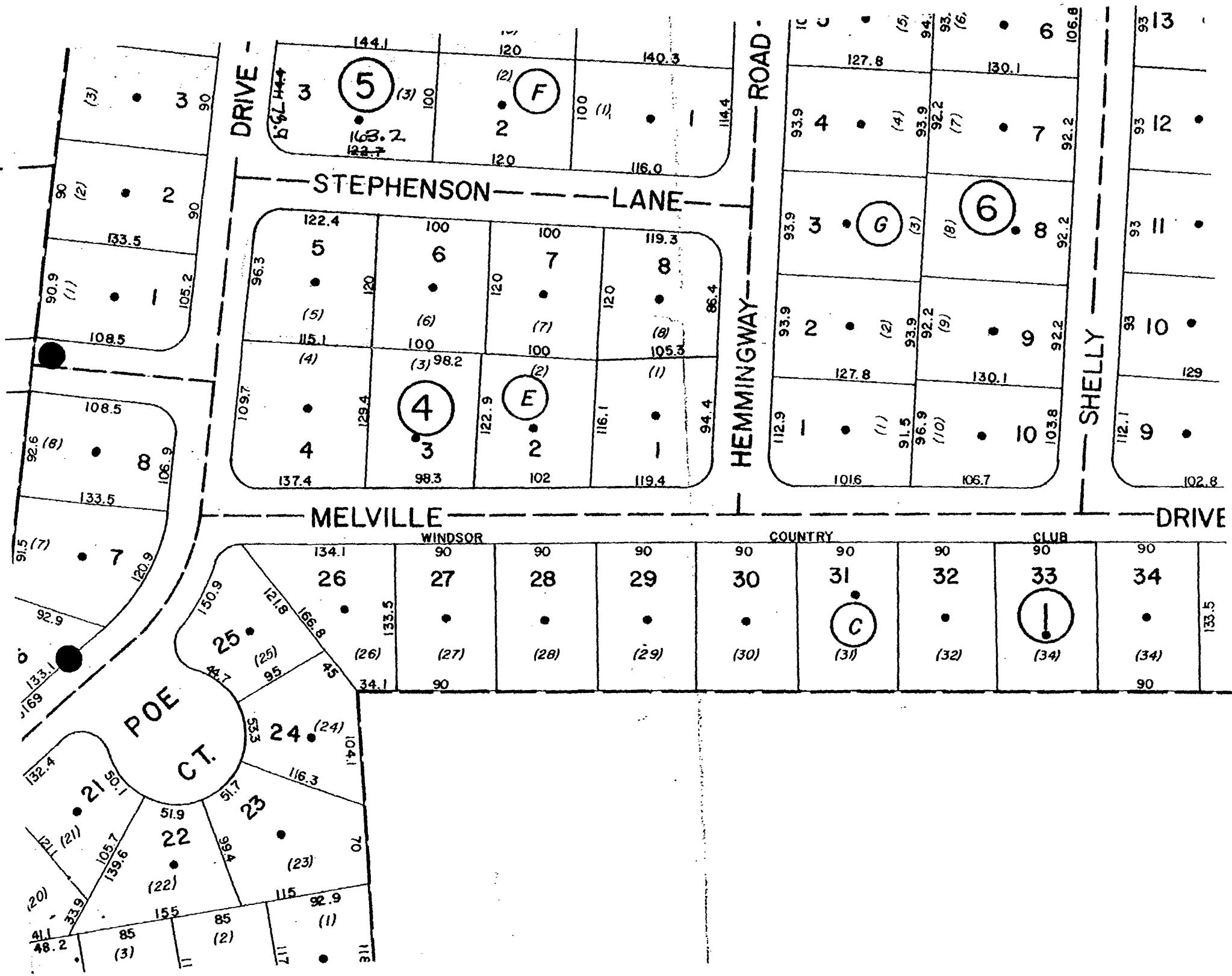
300 STEPHENSON LANE N.Y.C.

017.  
(Owner's Address)

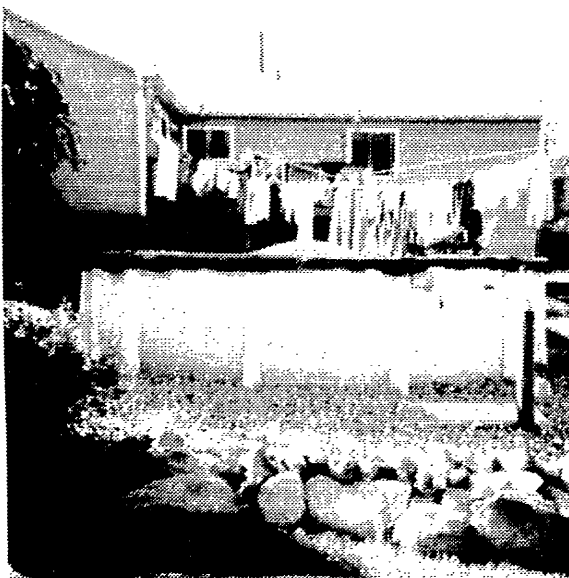
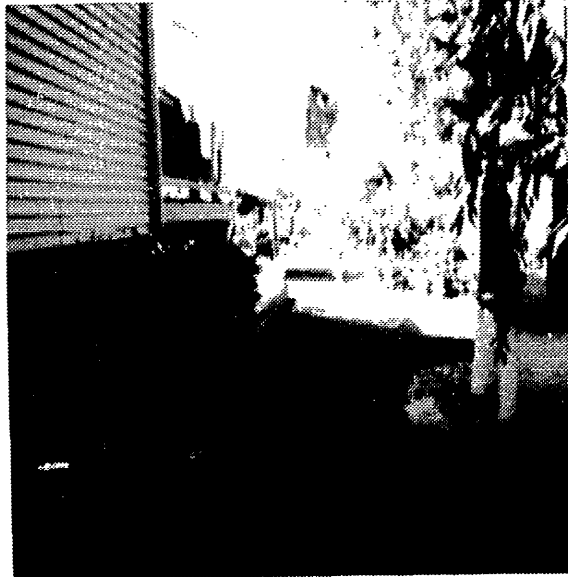
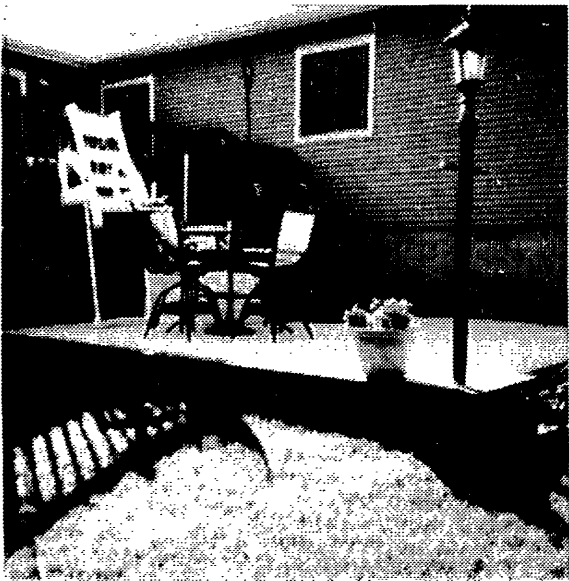
**PLOT PLAN**

**NOTE:** Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.









VASTA

VASTA

**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS  
OFFICE  
845-563-4615**

**MEMORANDUM**

**TO: LARRY REIS, COMPTROLLER**  
**FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD**  
**DATE: JANUARY 13, 2004**  
**SUBJECT: ESCROW REFUND - 03-50**

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 194.00 TO CLOSE OUT  
ESCROW FOR:**

**ZBA FILE #03-50**

**NAME & ADDRESS:**

**ROBERT VASTA  
300 STEPHENSON LANE  
NEW WINDSOR, NY 12553**

**THANK YOU,**

**MYRA**

**L.R.1-13-2004**



**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS  
RECORD OF CHARGES & PAYMENTS**



FILE #03-50      TYPE: AREA

APPLICANT:  
ROBERT VASTA

TELEPHONE:    565-7852

RESIDENTIAL:	\$ 50.00	CHECK #2423
COMMERCIAL	\$ 150.00	CHECK # _____
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW:            RESIDENTIAL \$300.00      CHECK # 2425

\*   \*   \*   \*   \*   \*   \*   \*   \*   \*   \*   \*   \*

<u>DISBURSEMENTS:</u>		<u>MINUTES</u> \$4.50 / PAGE	<u>ATTORNEY</u> <u>FEE</u>
PRELIMINARY:	<u>4</u>	PAGES    \$ <u>18.00</u>	\$ <u>35.00</u>
2 <sup>ND</sup> PRELIMINARY:	<u>      </u>	PAGES    \$ _____	\$ _____
PUBLIC HEARING:	<u>4</u>	PAGES    \$ <u>18.00</u>	\$ <u>35.00</u>
PUBLIC HEARING:	<u>      </u>	PAGES    \$ _____	\$ _____
	TOTAL:	\$ <u>36.00</u>	\$ <u>70.00</u>

\*   \*   \*   \*   \*   \*   \*   \*   \*   \*   \*   \*   \*

ESCROW POSTED:            \$ 300.00  
LESS: DISBURSEMENTS:    \$ 106.00

AMOUNT DUE:              \$

REFUND DUE:              \$ 194.00

L.R. 1-13-04

PUBLIC HEARINGS:

ROBERT VASTA (03-50)

Mr. Robert Vasta appeared before the board for this proposal.

MR. KANE: Request for 13 ft. rear yard setback for proposed pool deck (Section 48-12 Use/Bulk Tables R-4 zone Column G-8) at 300 Stephenson Lane in an R-4 zone.

MR. KANE: Tell us what you want to do, sir. Come on up and just speak loud enough so this young lady can hear you.

MR. VASTA: I have an existing deck and I have a patio, I want to put a deck between my pool and the existing patio that I have now.

MR. BABCOCK: You want to be able to go from your deck to this little deck to the pool?

MR. VASTA: Well, it's not going to be attached to the deck, it's actually the stairs for the pool deck are going to be off this patio.

MR. BABCOCK: Right.

MR. MC DONALD: Won't be creating any water hazards or runoffs by putting the deck on or changing the slope of the land?

MR. VASTA: No.

MR. KANE: Cutting any trees down, substantial vegetation?

MR. VASTA: No.

MR. REIS: Not crossing any easements, water, sewer

easements?

MR. VASTA: No, sir.

MR. KANE: The deck you're building is similar to size to other decks in the neighborhood, so you're not changing the size and appearance in your neighborhood?

MR. VASTA: It's small to be honest with you.

MR. KRIEGER: Similar?

MR. VASTA: Yeah, similar.

MR. MC DONALD: Just an access to your pool is what you're looking for?

MR. VASTA: Correct.

MR. KRIEGER: Is this deck going to be attached to the house?

MR. VASTA: No.

MR. BABCOCK: Mr. Chairman--

MR. KANE: We're considering because of the way it comes down the platform that it's--so we go for the rear yard setback?

MR. BABCOCK: That's correct. It's sitting against the deck that's attached to the house so for the purposes of zoning.

MR. KANE: Not technically connected because of the way it's set up?

MR. BABCOCK: Correct.

MR. KANE: Self-closing, self-latching gates on the

deck coming up?

MR. VASTA: Yes.

MR. KANE: Guys, have any other questions for the moment?

MR. KRIEGER: Who's behind you?

MR. VASTA: I have two houses behind me.

MR. KANE: So, at this point, we'll open it up to the public. Is anybody here for this meeting? Now you want to stand up?

MS. PEREZ: I live at 203 Melville Drive, Linda Perez, P-E-R-E-Z.

MR. KANE: Do you have any problem with this, Linda?

MS. PEREZ: None whatsoever, he's a wonderful neighbor.

MR. KANE: Thank you, that helps. At this point, there's nobody else for this particular hearing, then we'll close the public portion of the hearing and ask Myra about the mailings.

MS. MASON: On the 7th of November, 75 addressed envelopes were mailed out and no responses.

MR. KANE: Gentlemen, any other questions?

MR. MC DONALD: Accept a motion?

MR. KANE: Yes, I will.

MR. MC DONALD: Make a motion that we grant the variance for Mr. Vasta for his proposed deck to the pool.

November 24, 2003

6

MR. RIVERA: Second it.

ROLL CALL

MR. REIS	AYE
MR. RIVERA	AYE
MR. MC DONALD	AYE
MR. KANE	AYE

ROBERT VASTA (#03-50)

MR. KANE: Request for 13 ft. rear yard setback for proposed pool deck (Section 48-12 Use/Bulk Tables R-4 Column G-8) at 300 Stephenson Lane in an R-4 zone.

Mr. Steve Kuprych appeared before the board for this proposal.

MR. KANE: Just remember to speak clearly enough so the young lady can hear you. Tell us what you want to do.

MR. KUPRYCH: My client would like to build a deck between the above-ground pool, 18 foot round above-ground pool and that deck is going to be placed between the existing deck and the pool.

MR. KANE: Is it going to connect to the existing deck?

MR. KUPRYCH: Well, no, there's a concrete slab there now, the proposed deck will attach to that concrete slab and go up to the elevation of the coping of the pool.

MR. KANE: Mike, if that's the case, that's not considered part of the main deck on the house?

MR. BABCOCK: No, I'm considering it part of the deck, I think when you said it's not attached, you can walk from the house deck to this deck, so we feel--

MR. KANE: For our purposes we're considering it attached?

MR. BABCOCK: Attached, yes, it's right up against it.

MR. KANE: That's why I asked, I wanted to clarify. You can continue, sir.

MR. REIS: Is that accurate, Steve? Looks like you have a question about that.

MR. KUPRYCH: Well, to be clear about that, yeah, it is up against the existing deck, but there's an elevation difference and they're not going to be able to go from



that elevated deck to the proposed pool deck. They have to leave that deck, go down onto the concrete slab and go back up a set of open stairs to the proposed deck.

MR. BABCOCK: Right.

MR KUPRYCH: Well--

MR. BABCOCK: Yeah, basically, Steve, if you go down from a deck or concrete slab down to the ground and then from the ground back up, we consider that not being attached, this, the stairs are touching the one concrete slab to this deck, so for the purpose of setbacks, it's considered attached. It may not be nailed to it, but it's attached for setbacks.

MR. KUPRYCH: Okay.

MR. BABCOCK: That's the reason you're here tonight.

MR. KANE: Just want to be clear.

MR. KUPRYCH: Do you have a picture, Mr. Chairman?

MR. KANE: Yes, I do. So your deck is going to come down to this slab right here, is that what I'm gathering? There's the pool, there's the upper deck and this is the concrete pad and you're going to have a deck here with a stairway coming down?

MR. KUPRYCH: Filling that space, correct, that space is approximately 13, 11 or 13 feet.

MR. KANE: How big of a deck are you proposing?

MR. KUPRYCH: 154 square feet.

MR. KANE: That deck similar to decks, other decks in the neighborhood, approximately?

MR. KUPRYCH: I would say yes, it might even be considered small.

MR. KANE: Going to be cutting down any trees or

substantial vegetation in the building of the deck?

MR. KUPRYCH: No.

MR. KANE: Creating any water hazards or runoffs?

MR. KUPRYCH: No.

MR. KANE: Do you feel this deck is a safety feature for the pool?

MR. KUPRYCH: Yes.

MR. KANE: Self-closing, self-latching gate coming up from the steps?

MR. KUPRYCH: Yes.

MR. KANE: So the measurement of the 27 feet, Mike, goes to the back of the pool, right, the pool wall?

MR. BABCOCK: Actually, it goes--

MR. KANE: Or go to the deck?

MR. BABCOCK: It goes to the deck. Right now, the existing house is 40 feet off the property line and the deck is going to project on the one side 13 feet out.

MR. KANE: Gentlemen, do you have any further questions?

MR. REIS: Accept a motion?

MR. KANE: Sure would.

MR. REIS: Make a motion that we set up Mr. Vasta for a public hearing for his requested variance at 300 Stephenson Lane.

MR. MCDONALD: Second it.

ROLL CALL

MR. REIS                      AYE

October 27, 2003

10

MR. MINUTA	AYE
MR. RIVERA	AYE
MR. MC DONALD	AYE
MR. KANE	AYE



RESULTS OF Z.B.A. MEETING OF: November 4, 2003

PROJECT: Robert Vasta ZBA # 03-50  
P.B.#

**USE VARIANCE:**      **NEED: EAF** \_\_\_\_\_ **PROXY** \_\_\_\_\_

LEAD AGENCY: M)\_\_\_\_\_S)\_\_\_\_\_ VOTE: A\_\_\_\_\_N\_\_\_\_\_  
 RIVERA \_\_\_\_\_  
 MCDONALD \_\_\_\_\_ CARRIED: Y\_\_\_\_\_N\_\_\_\_\_  
 REIS \_\_\_\_\_  
 MINUTA \_\_\_\_\_  
 KANE \_\_\_\_\_

**NEGATIVE DEC:** M)\_\_\_\_\_S)\_\_\_\_\_ VOTE: A\_\_\_\_ N\_\_\_\_  
 RIVERA \_\_\_\_\_  
 MCDONALD \_\_\_\_\_ CARRIED: Y\_\_\_\_ N\_\_\_\_  
 REIS \_\_\_\_\_  
 MINUTA \_\_\_\_\_  
 KANE \_\_\_\_\_

**PUBLIC HEARING:** M)\_\_\_\_\_ S)\_\_\_\_\_ VOTE: A\_\_\_\_\_ N\_\_\_\_\_

RIVERA \_\_\_\_\_

MCDONALD \_\_\_\_\_ CARRIED: Y\_\_\_\_\_ N\_\_\_\_\_

REIS \_\_\_\_\_

MINUTA \_\_\_\_\_

KANE \_\_\_\_\_

**APPROVED:** M)\_\_\_\_S)\_\_\_\_ VOTE: A\_\_\_\_ N\_\_\_\_  
 RIVERA \_\_\_\_\_  
 MCDONALD \_\_\_\_\_ CARRIED: Y\_\_\_\_N\_\_\_\_  
 REIS \_\_\_\_\_  
 MINUTA \_\_\_\_\_  
 KANE \_\_\_\_\_

**ALL VARIANCES - PRELIMINARY APPEARANCE:**

**SCHEDULE PUBLIC HEARING:** M)\_\_\_\_ S)\_\_\_\_ VOTE: A\_\_\_\_ N\_\_\_\_  
RIVERA \_\_\_\_\_  
MCDONALD \_\_\_\_\_  
REIS \_\_\_\_\_  
MINUTA \_\_\_\_\_  
KANE \_\_\_\_\_

CARRIED: Y\_\_\_\_\_ N\_\_\_\_\_

**PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES ✓**

**VARIANCE APPROVED:** M)M<sup>c</sup> S)R VOTE: A 4 N   .

	RIVERA	A
MCDONALD	<del>MCDONALD</del>	A
	REIS	A
	<del>MINUFA</del>	
	KANE	A

**CARRIED: Y** ☒ **N** ☐

This is a scan of a blank sheet of white paper with horizontal blue or grey ruling lines. A single vertical line runs down the left side, creating a margin. The paper appears slightly aged or off-white. There are some faint smudges and marks, particularly near the bottom left corner where there's a small dark mark resembling a staple or hole punch reinforcement.

TOWN OF NEW WINDSOR ZONING BOARD

PUBLIC HEARING FOR:

Robert Vasta 03-50

DATE: 11/24/03

SIGN-IN SHEET

	NAME	ADDRESS
1.	Linda Peren	Melrose Dr. - N.W.
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

-----X

ROBERT VASTA

#03-50

**JENNIFER MEAD**  
**Notary Public, State Of New York**  
**No. 01ME6050024**  
**Qualified In Orange County**  
**Commission Expires 10/30/ 2006**

**PUBLIC HEARING NOTICE**  
**ZONING BOARD OF APPEALS**  
**TOWN OF NEW WINDSOR**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

**Appeal No. 03-50**

**Request of ROBERT & JENNIFER VASTA**

**for a VARIANCE of the Zoning Local Law to Permit:**

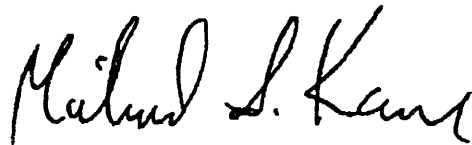
**Request for 13 ft. Rear Yard Setback for proposed pool deck .**

**being a VARIANCE of Section (Section 48-12 Use/Bulk Tables R-4 zone Column G-8)**

**for property located at: 300 Stephenson Lane - New Windsor, NY**

**known and designated as tax map Section 75 Block 4 Lot 5**

**PUBLIC HEARING will take place on November 24, 2003  
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York  
beginning at 7:30 P.M.**

A handwritten signature in black ink, appearing to read "Michael S. Kane". The signature is fluid and cursive, with the first name "Michael" and last name "Kane" clearly distinguishable. It is written above a horizontal line.

**Michael Kane, Chairman**

**TOWN OF NEW WINDSOR**  
**REQUEST FOR NOTIFICATION LIST**

DATE: 10-29-03 PROJECT NUMBER: ZBA# 03-50 P.B. # \_\_\_\_\_

APPLICANT NAME: ROBERT VASTA

PERSON TO NOTIFY TO PICK UP LIST:

STEVEN KUPRYCH  
279 WINDSOR HIGHWAY  
NEW WINDSOR, NY 12553

TELEPHONE: 562-6011 OR CELL #234-2523

TAX MAP NUMBER: SEC. 75 BLOCK 4 LOT 5  
SEC. \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_  
SEC. \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_

PROPERTY LOCATION: 300 STEPHENSON LANE  
NEW WINDSOR, NY 12553

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: \_\_\_\_\_

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) \_\_\_\_\_

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) \_\_\_\_\_

AGRICULTURAL DISTRICT:  
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'  
OF SITE PLAN OR SUBDIVISION PROJECT) \_\_\_\_\_

❖ ❖

NEW WINDSOR ZONING BOARD XXX

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT XXX

❖ ❖

AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 2424

TOTAL CHARGES: \_\_\_\_\_





# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4631  
Fax: (845) 563-4693

## Assessor's Office

November 4, 2003

Steven Kuprych  
279 Windsor Highway  
New Windsor, NY 12553

Re: 75-4-5 Robert Vista ZBA#03-50

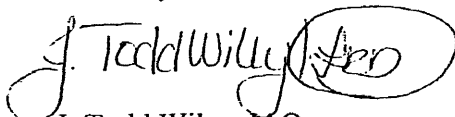
Dear Mr. Kuprych:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$95.00, minus your deposit of \$25.00.

Please remit the balance of \$70.00 to the Town Clerk's Office.

Sincerely,

  
J. Todd Wiley, IAO  
Sole Assessor

JTW/lrd  
Attachments

CC: Myra Mason, ZBA

75

4-1-49.31  
Board of Cooperative Educational Services  
Montgomery, NY 12549

7-1-3  
Daniel & Joyce Dulude  
18 Cimorelli Drive  
New Windsor, NY 12553

7-1-4  
Carl III & Regina Zamzow  
20 Cimorelli Drive  
New Windsor, NY 12553

7-1-5  
Leonard & Karen Paul  
22 Cimorelli Drive  
New Windsor, NY 12553

7-1-6  
Foday & Christina Saccoh  
24 Cimorelli Drive  
New Windsor, NY 12553

7-1-7  
Richard & Nancy L'Estrange  
26 Cimorelli Drive  
New Windsor, NY 12553

7-1-8  
Matteo Jr. & Emily Verzi  
28 Cimorelli Drive  
New Windsor, NY 12553

7-1-9  
Michael & Sharon Marcantonio  
30 Cimorelli Drive  
New Windsor, NY 12553

7-1-12  
Harvey & Maxine Lindenauer  
15 Cimorelli Drive  
New Windsor, NY 12553

7-1-13  
Richard & Randee Schultze  
13 Cimorelli Drive  
New Windsor, NY 12553

7-1-14  
Anthony & Shirley Ferraiulo  
11 Cimorelli Drive  
New Windsor, NY 12553

7-1-30  
Frank & Sally Clinton  
C/o Foday & Christina Saccoh  
24 Cimorelli Drive  
New Windsor, NY 12553

7-1-31  
Antonia Warmers ETAL  
C/o Catherine Warmers  
114 Old Route 9  
Fishkill, NY 12524

7-1-32  
Rosemary Gutheil  
446 Union Avenue  
New Windsor, NY 12553

75-1-1  
William & Enid Herrman  
23 San Giacomo Drive  
New Windsor, NY 12553

75-1-2  
Kevin & Joann McCormack  
21 San Giacomo Drive  
New Windsor, NY 12553

75-1-20  
Leonard & Linda Karp  
42 Keats Drive  
New Windsor, NY 12553

75-1-21  
Michael & Lucrecia Pisacreta  
44 Keats Drive  
New Windsor, NY 12553

75-1-22  
Miguel & Theresa Garcia  
46 Poe Court  
New Windsor, NY 12553

75-1-23  
Robert & Frances Reid  
48 Poe Court  
New Windsor, NY 12553

75-1-24  
Lino & Betty Casteluche  
50 Poe Court  
New Windsor, NY 12553

75-1-25  
Marcelliano & Noella Velez  
52 Keats Drive  
New Windsor, NY 12553

75-1-26  
Timothy Jr. & Patricia Hinspeter  
Anthony & Anna Crapanzano  
202 Melville Drive  
New Windsor, NY 12553

75-1-27  
Melania Rijfkogel  
204 Melville Drive  
New Windsor, NY 12553

75-1-28  
Martin & Lucia Irene  
206 Melville Drive  
New Windsor, NY 12553

75-1-29  
Shawn Cheatham  
208 Melville Drive  
New Windsor, NY 12553

75-1-30  
Paul & Joni Mongelli  
210 Melville Drive  
New Windsor, NY 12553

75-1-31  
Ryohei & Keiko Ohtaka  
15 Cathy Road  
Hillsdale, NJ 07642

75-1-32  
Domenick & Esther Del-Rosso  
214 Melville Drive  
New Windsor, NY 12553

75-2-4  
Pope & Dimitrios Mylonas  
41 Keats Drive  
New Windsor, NY 12553

75-2-5  
Christopher & Barbara Dursley  
43 Keats Drive  
New Windsor, NY 12553

75-2-6  
Edmund & Nancy Morrison  
45 Keats Drive  
New Windsor, NY 12553

75-2-7  
Mitchell & Toni Ann Greig  
51 Keats Drive  
New Windsor, NY 12553

75-2-8  
Stanley & Halina Zielinski  
53 Keats Drive  
New Windsor, NY 12553

75-3-1  
Tracey & Hyon Mi Jr. Lanthier  
55 Keats Drive  
New Windsor, NY 12553

75-3-2  
Victor & Gloria Sanchez  
57 Keats Drive  
New Windsor, NY 12553

75-3-3  
Gary & Karen Stamp  
59 Keats Drive  
New Windsor, NY 12553

75-3-4  
Sava & Anna Toromanides  
61 Keats Drive  
New Windsor, NY 12553

75-3-5  
Isaac & Eloise Capers  
63 Keats Drive  
New Windsor, NY 12553

75-3-6  
Joachin & Rochelle Walters  
65 Keats Drive  
New Windsor, NY 12553

75-3-7  
James & Rose Trinka  
67 Keats Drive  
New Windsor, NY 12553

75-3-8  
Agostinho & Nannette Domingues  
69 Keats Drive  
New Windsor, NY 12553

75-4-1  
John & Lois Jordan  
207 Melville Drive  
New Windsor, NY 12553

75-4-2  
Eileen Dietz  
205 Melville Drive  
New Windsor, NY 12553

75-4-3  
Gerlado & Linda Perez  
203 Melville Drive  
New Windsor, NY 12553

75-4-4  
Ronald & Carol Sandroff  
201 Melville Drive  
New Windsor, NY 12553

75-4-6  
Jerome & Michele Galinsky  
302 Stephenson Lane  
New Windsor, NY 12553

75-4-7  
John & Jamie Guelberg  
304 Stephenson Lane  
New Windsor, NY 12553

75-4-8  
Kyriake Ramos Mylonas  
306 Stephenson Lane  
New Windsor, NY 12553

75-5-1  
Jerry & Judith Epstein  
305 Stephenson Lane  
New Windsor, NY 12553

75-5-2  
Khaled & Pamela Baroud  
303 Stephenson Lane  
New Windsor, NY 12553

75-5-3  
John & Jacqueline Calannan  
58 Keats Drive  
New Windsor, NY 12553

75-5-4  
Daniel & Susan Twomey  
60 Keats Drive  
New Windsor, NY 12553

75-5-5  
Joseph & Doris Connotillo  
314 Burroughs Lane  
New Windsor, NY 12553

75-5-6  
Leo & Kathleen Braun  
316 Burroughs Lane  
New Windsor, NY 12553

75-6-1  
Barbara & John Wallace  
211 Melville Drive  
New Windsor, NY 12553

75-6-2  
Patrick & Linda Quinn  
332 Hemmingway Road  
New Windsor, NY 12553

75-6-3  
Robert & Diana Delgado  
334 Hemmingway Road  
New Windsor, NY 12553

75-6-4  
Warren & Jean Stumpf  
336 Hemmingway Road  
New Windsor, NY 12553

75-6-5  
Geovanni Espinal  
318 Burroughs Lane  
New Windsor, NY 12553

75-5-6  
Michael & Eleni Toromanides  
322 Burroughs Lane  
New Windsor, NY 12553

75-6-7  
Herman & Brenda Belton  
347 Shelly Road  
New Windsor, NY 12553

75-6-8  
Carol & Robert Jr. Keane  
345 Shelly Road  
New Windsor, NY 12553

75-6-9  
Etrulia Orange  
Tracy Wright  
343 Shelly Road  
New Windsor, NY 12553

75-6-10  
Sandra Herr  
213 Melville Drive  
New Windsor, NY 12553

75-9-3  
Dominic Desmond  
319 Burroughs Lane  
New Windsor, NY 12553

75-9-4  
Crystal & Hugh Glenn  
317 Burroughs Lane  
New Windsor, NY 12553

75-9-5  
Joan Ruffino  
315 Burroughs Lane  
New Windsor, NY 12553

75-9-6  
Andrew & Sharon Resler  
313 Burroughs Lane  
New Windsor, NY 12553

75-9-7  
Cynthia Volpe  
Mark Tarr  
311 Burroughs Lane  
New Windsor, NY 12553

75-9-8  
Frank & Lenore Stiliho  
66 Keats Drive  
New Windsor, NY 12553

75-9-9  
Maurice & Theresa Swansson  
76 Keats Drive  
New Windsor, NY 12553

75-9-10  
Melissa Henneberry  
78 Keats Drive  
New Windsor, NY 12553

75-9-11  
George Baltsas  
Michelle Vina Baltsas  
80 Keats Drive  
New Windsor, NY 12553

75-9-12  
Joseph & Angela Bell  
82 Keats Drive  
New Windsor, NY 12553



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## ZONING BOARD OF APPEALS

November 7, 2003

Steven Kuprych  
279 Windsor Highway  
New Windsor, NY 12553

SUBJECT: VASTA - REQUEST FOR VARIANCE #03-50

Dear Mr. Kuprych:

This is just to let you know your Notices for Public Hearing were mailed out and the notice was also sent to The Sentinel Newspaper for publication. **PLEASE NOTE: The Sentinel will bill you directly for this add. This is not included in the escrow you posted upon application.**

Your Public Hearing before the Zoning Board of Appeals for your requested variance at:

Robert & Jennifer Vasta  
300 Stephenson Lane  
New Windsor, NY 12553

is scheduled for the November 24, 2003 agenda.

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have any questions or concerns in this matter, please feel free to contact me.

Very truly yours,

---

Myra Mason, Secretary  
Zoning Board of Appeals

MLM:mlm



RESULTS OF Z.B.A. MEETING OF: October 20 2003

PROJECT: Robert Vasta ZBA # 03-50  
P.B.#

**USE VARIANCE:      NEED: EAF      PROXY**

LEAD AGENCY: M)\_\_\_\_\_S)\_\_\_\_\_ VOTE: A\_\_\_\_\_N\_\_\_\_\_  
 RIVERA \_\_\_\_\_  
 MCDONALD \_\_\_\_\_ CARRIED: Y\_\_\_\_\_N\_\_\_\_\_  
 REIS \_\_\_\_\_  
 MINUTA \_\_\_\_\_  
 KANE \_\_\_\_\_

**NEGATIVE DEC:** M)\_\_\_\_\_S)\_\_\_\_\_ VOTE: A\_\_\_\_N\_\_\_\_  
RIVERA \_\_\_\_\_  
MCDONALD \_\_\_\_\_ CARRIED: Y\_\_\_\_N\_\_\_\_  
REIS \_\_\_\_\_  
MINUTA \_\_\_\_\_  
KANE \_\_\_\_\_

**PUBLIC HEARING:** M)\_\_\_\_\_ S)\_\_\_\_\_ VOTE: A\_\_\_\_\_ N\_\_\_\_\_

RIVERA \_\_\_\_\_

MCDONALD \_\_\_\_\_ CARRIED: Y\_\_\_\_\_ N\_\_\_\_\_

REIS \_\_\_\_\_

MINUTA \_\_\_\_\_

KANE \_\_\_\_\_

**APPROVED:** M)\_\_\_\_S)\_\_\_\_ VOTE: A\_\_\_\_ N\_\_\_\_  
 RIVERA \_\_\_\_\_  
 MCDONALD \_\_\_\_\_ CARRIED: Y\_\_\_\_ N\_\_\_\_  
 REIS \_\_\_\_\_  
 MINUTA \_\_\_\_\_  
 KANE \_\_\_\_\_

**ALL VARIANCES - PRELIMINARY APPEARANCE:**

**SCHEDULE PUBLIC HEARING:**

RIVERA	<u>A</u>	M <u>Rs</u> S) <u>Mc</u> VOTE: A <u>   </u> N <u>   </u>
MCDONALD	<u>A</u>	
REIS	<u>A</u>	
MINUTA	<u>A</u>	
KANE	<u>A</u>	

CARRIED: Y            N           

**PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES**

**VARIANCE APPROVED:** M)\_\_\_ S)\_\_\_ VOTE: A\_\_\_ N\_\_\_.

**RIVERA** \_\_\_\_\_  
**MC DONALD** \_\_\_\_\_  
**REIS** \_\_\_\_\_  
**MINUTA** \_\_\_\_\_  
**KANE** \_\_\_\_\_

**CARRIED: Y\_\_\_\_\_ N\_\_\_\_\_.**

[illegible]



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## ZONING BOARD OF APPEALS

October 7, 2003

Steve Kuprych Remodeling Co.  
279 Windsor Highway  
New Windsor, NY 12553

SUBJECT: ROBERT & JENNIFER VASTA - REQUEST FOR VARIANCE #03-50

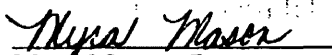
Dear Mr. Kuprych:

This letter is to inform you that you have been placed on the October 27th, 2003 agenda for the Zoning Board of Appeals to discuss your request for a variance at:

Robert & Jennifer Vasta  
300 Stephenson Lane  
New Windsor, NY

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have a problem with this time and/or date, please contact me at the above number and we will reschedule your appearance. If you have any further questions, please feel free to contact me.

Very truly yours,

  
Myra Mason, Secretary  
Zoning Board of Appeals

MLM:mlm

**TOWN OF NEW WINDSOR**  
**ZONING BOARD OF APPEALS**

**RECEIPT OF ESCROW RECEIVED:**

DATE RECEIVED: 10-07-03

FOR: ESCROW #03-50

FROM: ROBERT VASTA


300 STEPHENSON LANE

NEW WINDSOR, NY 12553

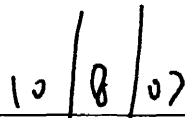
CHECK NUMBER: 2425

AMOUNT: 300.00

RECEIVED AT COMPTROLLER'S OFFICE BY:



NAME



DATE

PLEASE RETURN SIGNED COPY TO MYRA FOR FILING

THANK YOU



**Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611**

**RECEIPT  
#955-2003**

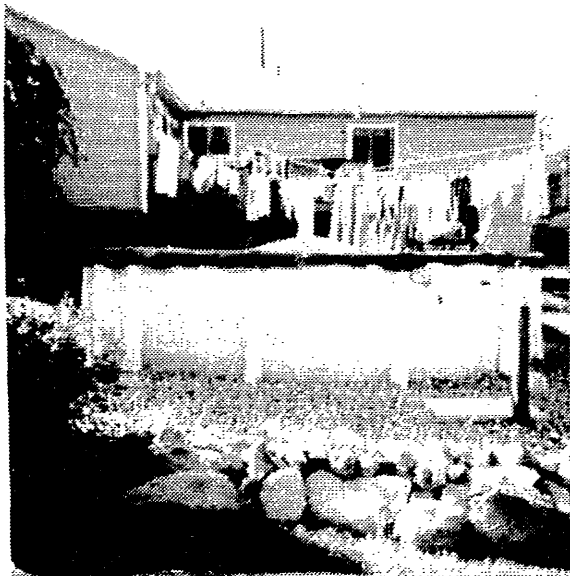
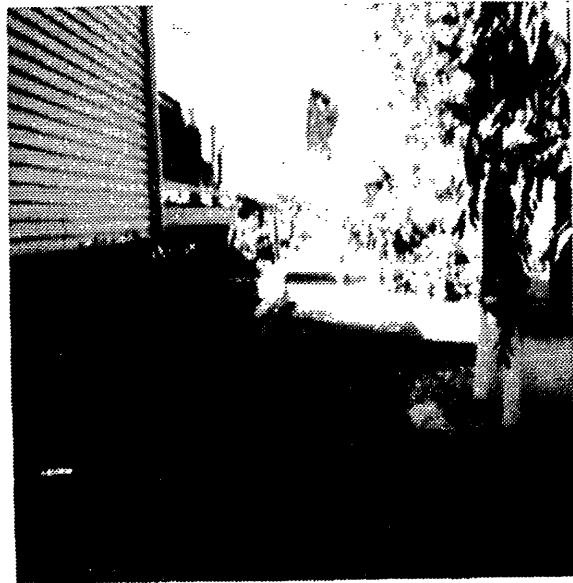
**10/08/2003**

**Vasta, Richard** *P.B. # 03-50*

**Received \$ 50.00 for Planning Board Fees, on 10/08/2003. Thank you for  
stopping by the Town Clerk's office.**

**As always, it is our pleasure to serve you.**

**Deborah Green  
Town Clerk**



VASTA

VASTA



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NY 12553  
(845) 563-4615 (MYRA MASON)



## ZONING BOARD PROCEDURES

**PLEASE READ PAGE ONE AND TWO OF THIS PACKAGE AND SIGN PAGE TWO IT EXPLAINS THE PROCEDURE TO BE FOLLOWED FOR YOUR APPLICATION.**

PLEASE COMPLETE THE ATTACHED APPLICATION FORMS WHERE IT APPLIES TO YOUR SITUATION AND RETURN TO MYRA MASON (845-563-4615) AT THE ZONING BOARD OFFICE (LOCATED IN THE PLANNING BOARD & ENGINEERING OFFICE IN TOWN HALL) WITH THREE CHECKS MADE PAYABLE TO "THE TOWN OF NEW WINDSOR" AS FOLLOWS:

**RESIDENTIAL: (Three Separate Checks Please)**

APPLICATION FEE:	\$ 50.00
*ESCROW:	\$300.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

**MULTI-FAMILY: (Three Separate Checks Please)**

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

**COMMERCIAL: (Three Separate Checks Please)**

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

**INTERPRETATION: (Three Separate Checks Please)**

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

YOU WILL THEN BE SCHEDULED FOR THE NEXT AVAILABLE AGENDA FOR YOUR "PRELIMINARY MEETING".

\*

**ESCROW**

IS TO COVER OUTSIDE PROFESSIONAL FEES SUCH AS ZBA ATTORNEY FEE, MINUTES OF YOUR PORTION OF THE MEETING, ETC. THE BALANCE WILL BE RETURNED TO YOU UPON CLOSING FILE.

THE APPLICANT WILL BE BILLED DIRECTLY FOR THE PUBLIC HEARING ADVERTISEMENT IN THE "SENTINEL NEWSPAPER"

\*\*

LIST OF PROPERTY OWNERS  
WITHIN 500 FT. RADIUS OF  
PROPERTY IN QUESTION:

APPROXIMATE COST FOR  
PUBLIC HEARING LIST:

1-10 NAMES	25.00
11-20 NAMES	35.00
21-30 NAMES	45.00
31-40 NAMES	55.00
41-50 NAMES	65.00
51-60 NAMES	75.00
61-70 NAMES	85.00
71-80 NAMES	95.00
81-90 NAMES	105.00
91-100 NAMES	115.00

ANYTHING OVER 100 NAMES  
IS \$1.00 EA. ADDITIONAL  
NAME

FOLLOWING YOUR PRELIMINARY MEETING, THE ZONING BOARD SECRETARY WILL ORDER YOUR "PUBLIC HEARING LIST" FROM THE ASSESSOR'S OFFICE.

1. WHEN THE ASSESSOR'S OFFICE NOTIFIES YOU THAT YOUR LIST IS READY, YOU MUST COME IN AND PAY THE BALANCE DUE FOR THE LIST. (THIS WILL BE PREPARED ON LABELS FOR YOUR CONVENIENCE).
2. PREPARE AN ENVELOPE (self-sealing envelopes are much appreciated) FOR EACH LABEL WITH YOUR RETURN ADDRESS AND A REGULAR \$.37 STAMP. BRING THE PREPARED ENVELOPES AND A COPY OF THE LIST TO THE ZONING BOARD SECRETARY FOR MAILING. YOUR PUBLIC HEARING DATE WILL BE SCHEDULED AT THIS TIME.

**NOTE:**

**IF IT IS EASIER FOR YOU, YOU CAN BRING THE ENVELOPES WITH YOU WHEN YOU PICK UP AND PAY FOR YOUR LIST. YOU CAN PUT THE LABELS ON AT THAT TIME AND BRING THEM TO THE ZBA OFFICE FOR COMPLETION.**

**✱ ✱ MUST READ AND SIGN ✱ ✱**

***I UNDERSTAND THAT I WILL BE BILLED DIRECTLY FOR MY "LEGAL NOTICE" TO BE PUBLISHED IN THE SENTINEL NEWSPAPER FOR MY PUBLIC HEARING....(this charge is not deducted from your escrow posted).***

Robert M. Vasta  
SIGNATURE

9/16/03  
DATE

**NOTE:**

THE ZBA MEETS ON THE 2<sup>ND</sup> AND 4<sup>TH</sup> MONDAY OF EACH MONTH UNLESS A HOLIDAY FALLS ON THAT DATE.  
(JULY AND AUGUST – ONE MEETING PER MONTH ONLY)



**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS**

**APPLICATION FOR VARIANCE**



9/11/03      Application Type: Use Variance ☐ Area Variance ☒  
Date      Sign Variance ☐ Interpretation ☐

I. **Owner Information:** Phone Number: (845) 565-7852  
ROBERT & JENNIFER VASTA Fax Number: ( )  
(Name)

300 STEPHENSON LANE NEW WINDSOR N.Y. 12553  
(Address)

II. **Purchaser or Lessee:** Phone Number: ( )  
Fax Number: ( )  
(Name)

(Address)

III. **Attorney:** Phone Number: ( )  
Fax Number: ( )  
(Name)

(Address)

IV. **Contractor/Engineer/Architect/Surveyor/:** Phone Number (845) 562-6011  
Fax Number: (845) 562-6011

Contact → STEVE KUPRYCH REMODELING CO.  
(Name)

279 WINDSOR HWY NEW WINDSOR N.Y. 12553  
(Address)

V. **Property Information:**

Zone: R-4 Property Address in Question: 300 STEPHENSON LANE

Lot Size: 0.305 ACRES Tax Map Number: Section 75 Block 4 Lot 5

a. What other zones lie within 500 feet? R-4

b. Is pending sale or lease subject to ZBA approval of this Application? NO

c. When was property purchased by present owner? 1997

d. Has property been subdivided previously? NO If so, When: —

e. Has an Order to Remedy Violation been issued against the property by the  
Building/Zoning/Fire Inspector? N/A

f. Is there any outside storage at the property now or is any proposed? NONE PROPOSED

\*\*\*\*PLEASE NOTE,\*\*\*\*\*

**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE  
OF SUBMITTAL.**

**03-50**

COMPLETE THIS PAGE ☐

**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS**

**APPLICATION FOR VARIANCE - continued**

**VIII. AREA VARIANCE: (This information will be on your Building Department Denial form you receive)**

Area Variance requested from New Windsor Zoning Local Law,

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area			
Min. Lot Width			
Reqd. Front Yd.			
Reqd. Side Yd.			
Reqd. Rear Yd.			
Reqd. St Front*	40 FT	27 FT	13 FT
Max. Bldg. Hgt.			
Min. Floor Area*			
Dev. Coverage*			
Floor Area Ration**			
Parking Area			

\*Residential Districts Only

\*\*Non-Residential Districts Only

**PLEASE NOTE:**

**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.**

**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS**

**APPLICATION FOR VARIANCE - continued**

- IX. In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created.

After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:

THE POOL IS SITUATED WHERE IT IS  
IN ORDER TO MAINTAIN THE 10 FT LOT LINE AS REQUIRED BY THE  
NEW WINDSOR LOCAL ZONING LAW. THEREFORE, THE ONLY PRACTICAL  
AND AESTHETICALLY PLEASING LOCATION AVAILABLE TO PLACE THE  
NEW POOL DECK WOULD BE BETWEEN THE EXISTING PATIO/DECK  
& NEW POOL-

**PLEASE NOTE:**

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COMPLETE THIS PAGE ☐

**XII. ADDITIONAL COMMENTS:**

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
- 
- 

**XIII. ATTACHMENTS REQUIRED:**

- ☐ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☐ Copy of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copies of signs with dimensions and location.
- ☐ Three checks: (each payable to the TOWN OF NEW WINDSOR)
  - ☐ One in the amount of \$ 300.00 or 500.00 , (escrow)
  - ☐ One in the amount of \$ 50.00 or 150.00 , (application fee)
  - ☐ One in the amount of \$ 25.00 , (Public Hearing List Deposit)
- ☐ Photographs of existing premises from several angles. (IF SUBMITTING DIGITAL PHOTOS PRINTED FROM COMPUTER – PLEASE SUBMIT FOUR(4) SETS OF THE PHOTOS.)

**XIV. AFFIDAVIT.**

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE )

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

18<sup>th</sup> day of Sept. 2003.

Robert H. Vasta

Owner's Signature (Notarized)

ROBERT H. VASTA

Owner's Name (Please Print)

Joann Borchardt  
Signature and Stamp of Notary

\_\_\_\_\_  
Applicant's Signature (If not Owner)

**PLEASE NOTE:**

**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.**

JOANN BORCHARDT  
Notary Public, State of New York  
No. 01BO4922537  
Qualified in Orange County  
Commission Expires 03/14/2006

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**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS

ROBERT + JENNIFER VASTA, deposes and says that he resides  
(OWNER)

at 300 STEPHENSON LANE NEW WINDSOR in the County of ORANGE  
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

(Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_)  
designation number (Sec. 75 Block 4 Lot 5) which is the premises described in

the foregoing application and that he authorizes:

ROBERT + JENNIFER VASTA 300 STEPHENSON LN NEW WINDSOR  
(Applicant Name & Address, if different from owner)

STEPHEN KUPRYCIA / STEVE KUPRYCIA REMODELING CO.  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: \_\_\_\_\_

**\*\*** Robert M. Vasta  
Owner's Signature (MUST BE NOTARIZED)

Sworn to before me this:  
18th day of Sept. 2003

Applicant's Signature (If different than owner)

Joann Borchardt  
Signature and Stamp of Notary

[Signature]  
Representative's Signature

**THIS FORM IS TO BE COMPLETED ONLY IF SOMEONE OTHER THAN THE PROPERTY OWNER WILL BE APPEARING AS REPRESENTATION OF THE OWNER AT THE ZBA MEETINGS.**

**\*\* PLEASE NOTE:**

**ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

JOANN BORCHARDT  
Notary Public, State of New York  
No. 01804922537  
Qualified in Orange County  
Commission Expires 03/14/2006

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